067.A	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,124,200	/	1,124,200
USE VALUE:	1,124,200	/	1,124,200
ASSESSED:	1,124,200	/	1,124,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WAH JACKIE & LINKER JOAN
Owner 2:	
Owner 3:	
Street 1:	18 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 2714 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8233.000	656,800	500	466,900	1,124,200
Total Card	0.189	656,800	500	466,900	1,124,200
Total Parcel	0.189	656,800	500	466,900	1,124,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.30 /Parcel: 414.30

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 128613

GIS Ref

GIS Ref

Insp Date 12/11/08

!5791!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	656,800	500	8,233.	466,900	1,124,200		Year end	12/23/2021
2021	101	FV	639,200	500	8,233.	466,900	1,106,600		Year End Roll	12/10/2020
2020	101	FV	639,200	500	8,233.	466,900	1,106,600	1,106,600	Year End Roll	12/18/2019
2019	101	FV	466,200	600	8,233.	433,500	900,300	900,300	Year End Roll	1/3/2019
2018	101	FV	466,200	600	8,233.	433,500	900,300	900,300	Year End Roll	12/20/2017
2017	101	FV	466,200	600	8,233.	380,200	847,000	847,000	Year End Roll	1/3/2017
2016	101	FV	466,200	600	8,233.	346,800	813,600	813,600	Year End	1/4/2016
2015	101	FV	441,700	600	8,233.	306,800	749,100	749,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:46:39

LAST REV

Date	Time
07/26/16	08:20:43
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5791

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21160-176		5/1/1991		225,000	No	No	Y	

USER DEFINED

Prior Id # 1:	128613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	671	Alterati	21,000		6/11/2015			Build roof over ex
2/5/2013	148	Manual	20,120	C				
10/18/2000	840	Alterati	120,000	C				GARAGE ADDITION/2N
9/18/2000	761	Alterati	56,500	C				RELOCATE KIT-ENLAR
3/19/1992	83		16,000					ENCLOSE WDK TO F/R

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
5/22/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Meas/Inspect	189	PATRIOT
9/4/2001	Inspected	PM	Peter M
12/15/1999	Inspected	256	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8233		Sq. Ft.	Site		0	70.	0.81	12									466,892						466,900	

Total AC/HA:	0.18900	Total SF/SM:	8233	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	466,892	Spl Credit		Total:	466,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.09472680
Const Adj.:	0.99989998
Adj $ / SQ:	153.246
Other Features:	130400
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688431
Depreciation:	31668
Depreciated Total:	656763

COMMENTS

OF = SINK IN BMT & SINK IN ISLAND. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	4		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

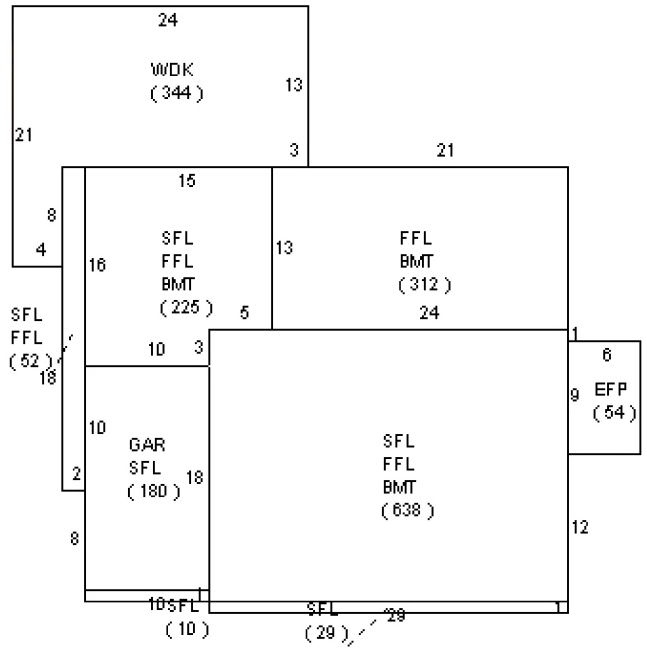
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.43
Special Features:	0	Val/Su Net:	159.65
Final Total:	656800	Val/Su SzAd	278.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,227	153.250	188,033
BMT	Basement	1,175	54.940	64,553
SFL	Second Floor	1,134	153.250	173,781
WDK	Deck	344	8.910	3,064
GAR	Garage	180	28.890	5,199
EFP	Enclos Porch	54	72.590	3,920

Net Sketched Area:	4,114			Total:	438,550
Size Ad	2361	Gross Area	4114	FinArea	2714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	A	AV	2000	5.38	T	15.2	101			500			500
2	Frame Shed	D	Y	1	8X6	A	AV	2000	0.00	T	15.2	101						
2	Frame Shed	D	Y	1	12X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500